

NOVEMBER 2, 2010 EXECUTION VERSION

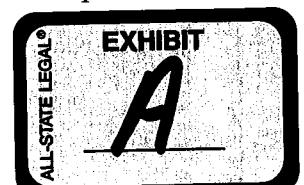
ASSET PURCHASE AGREEMENT

Agreement made this 2nd day of November, 2010, between Lovell Place Limited Partnership, an Ohio limited partnership (the "Seller"), and PNC Bank, N.A., successor by merger with National City Bank, or its designee (the "Buyer").

1. **Description:** The Seller will sell and the Buyer will purchase all of the Seller's assets (other than the Excluded Assets, as later described herein), including all of those parcels of real estate and the improvements thereon, leases and executory contracts, business operations, the trade name "Lovell Place," and all items of Seller's personal property (collectively the "Property"), as described on the attached Exhibit A of this Agreement. The Property consists of or is located at the Seller's premises commonly known as Lovell Place.

2. **Price:** The Property is to be purchased, "AS IS, WHERE IS," for a total purchase price of Five Million (\$5,000,000) Dollars (the "Purchase Price"), subject to higher offers, pursuant to a Bankruptcy Code § 363 sale (the "Sale"). Because the Buyer is also the first lienholder on all of the Property, the Buyer or its designee, pursuant to Bankruptcy Code § 363(k), may credit bid at the Bankruptcy Court Sale contemplated herein up to the full amount its Secured Claim (consistent with, and in accordance with the terms and conditions of the confirmed Chapter 11 Plan).

3. **Condition:** The purchase is conditioned upon approval by the United States Bankruptcy Court for the Western District of Pennsylvania (the "Bankruptcy Court") of a signed bidding procedures order, to be entered in advance of the sale confirmation hearing; and, of a signed sale confirmation order, in form substantially similar to the attached draft, to be entered at or following the sale confirmation hearing. This purchase is also conditioned upon



title being in a condition which is insurable by a reputable title insurance company at regular rates.

4. **Title:** This purchase will be made on an “as is, where is” basis, subject to final pre-closing inspection/verification of the Property and its condition not materially having changed since Buyer’s physical inspection of the Property conducted prior to execution of this Agreement. The Seller is to timely: (a) provide appropriate Bankruptcy Court approval for the bidding procedure and sale, free and clear of liens, claims, encumbrances and other interests; (b) warrant fee simple title at closing to all of the real property being purchased; (c) convey fee simple title at closing to all of the real property being purchased by Fiduciary Deed signed by the Seller; (d) convey fee simple title at closing to the personal property being purchased by Special Warranty Bill of Sale signed by the Seller; and (e) provide a Bankruptcy Court Order through which the Debtor’s leases and executory contracts (the “Leases”) are assumed by the Debtor and assigned to the Buyer (the “Leases Order”), all in a manner and form reasonably satisfactory to Buyer. The Leases to be assumed and assigned (the “Selected Leases”), are identified on Exhibit B attached hereto, including the residential and commercial leases. The Selected Leases shall be part of the Purchased Assets for which Buyer is making its offer and for purposes of competitive bidding.

5. **Closing and Delivery:** Subject to whatever rights the Buyer may possess under Bankruptcy Code Section 363 (m), Closing and delivery of the Property shall take place after the sale confirmation order is docketed by the Bankruptcy Clerk and becomes a final and unappealable order; and, upon receipt of satisfactory evidence of clear title by Buyer, but Buyer may waive said conditions in whole or in part. In all events, other than the issuance of a stay pending appeal, and unless extended mutually in writing by Seller and Buyer, Closing shall

occur at the offices of Seller's counsel not later than twenty (20) days after the Sale confirmation Order is docketed by the Bankruptcy Court. Delivery will take place where the Property is presently located, concurrent with full payment (as applicable) of the Purchase Price by cashier's check, cash or its equivalent to Seller. At closing, the Seller will deliver a certified copy of the signed Sale confirmation order, and a special warranty bill of sale and any other necessary instruments of transfer, including one or more fiduciary deeds to the subject real estate and improvements, in a form recordable in Erie County, Pennsylvania and reasonably satisfactory to Buyer and Buyer's title company, and the Leases Order.

6. **Financing:** This is a cash offer with no financing contingency.

7. **Assignment:** This Agreement is not assignable nor is performance of Buyer's duties delegable without Seller's prior written consent, such consent not to be unreasonably withheld, conditioned or delayed. This provision shall not prevent the Buyer from naming its designee if it is the successful purchaser at the future Bankruptcy Court Sale contemplated herein.

8. **Modification:** This Agreement may be modified only by an instrument signed by the parties or their respective agents.

9. **Expiration:** Unless in writing by the Seller and Buyer, the Buyer's offer shall expire and be of no further force and effect if not formally accepted by Seller (subject to Bankruptcy Court approval) within five (5) business days after receipt thereof.

10. **Expenses:** Costs and expenses, including attorney, accountant and other consultant fees, in connection with the execution and negotiation of this Agreement and the consummation of the transaction(s) contemplated hereby shall be paid from the proceeds of sale

and in accordance with the confirmed Chapter 11 Plan, subject however to further order or orders of Court after notice and hearing on one or more applications for payment.

11. **Choice of Law, Venue and Jurisdiction:** This Agreement shall be construed and interpreted, and the rights of the parties determined in accordance with the Bankruptcy Code and the laws of the Commonwealth of Pennsylvania. The Bankruptcy Court shall have original and exclusive jurisdiction over interpretation, enforcement and/or disputes arising out of or relating to this Agreement.

12. **Multiple Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and may be in hard copy, fax or pdf format.

13. **Representation by Counsel; Mutual Negotiation:** Each party has been represented by counsel of its choice in negotiating this Agreement. This Agreement shall therefore be deemed to have been negotiated with the advice and participation of counsel, and will be interpreted in accordance with its terms without favor to any party.

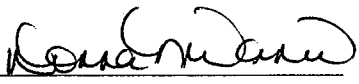

14. **Authorization:** Each person signing this Agreement hereby covenants and warrants to the other party that s/he is fully authorized to execute the Agreement on behalf of the party s/he represents and is fully authorized to bind the party to all of the terms set forth herein.

15. **Bankruptcy Court Approval:** Buyer understands that the Seller is obligated to present this Sale for Bankruptcy Court approval and that other prospective bidders who qualify in accordance with procedures approved by the Bankruptcy Court will be given an opportunity to competitively bid for the Property at the time of the Sale confirmation hearing. If a substantially higher bid is made in accordance with the court-approved bidding procedure, it is

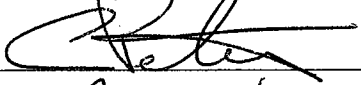
expected that the proposed private sale to Buyer will be denied by the Bankruptcy Court and a public auction will be held at the time of the Sale confirmation hearing.

16. **Transfer Tax Exemption:** It is the intention of Seller and Buyer that the conveyances contemplated herein shall be free of all transfer taxes, pursuant to Bankruptcy Code § 1146(c), as Seller's Plan of Reorganization was confirmed by the Bankruptcy Court on February 10, 2009; and, the Sale contemplated herein is being conducted pursuant to that confirmed Plan.

17. **Excluded Assets:** Buyer is not acquiring pursuant to this Agreement: (a) the Seller's cash or depository accounts, (b) whatever, if any, Leases, which are not identified on Exhibit B as Selected Leases, (c) that certain parcel of real property and the improvement thereon as leased by Seller to Miller Bros., Inc.; and (d) whatever rights the Seller has or may have in that certain condemnation matter of Seller's real property parcel which it leases to Miller Bros., Inc. and any proceeds derived therefrom.

WITNESS:  PNC Bank, N.A., Buyer
BY: 
TITLE: SR VICE PRESIDENT
DATE: 11-2-10

Acknowledged and Accepted by
Lovell Place Limited Partnership, an Ohio Limited Partnership, by
Mid-Town Renovation, Inc., its General Partner, by
Charles Peters, President

BY: 
TITLE: President
DATE: 11-3-10

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:)	Case No. 05-15114-TPA
)	
LOVELL PLACE LIMITED PARTNERSHIP, an)	Chapter 11
Ohio Limited Partnership,)	
Reorganized Debtor)	

EXHIBIT A TO ASSET PURCHASE AGREEMENT DATED NOVEMBER 2, 2010

A. REAL ESTATE AND IMPROVEMENTS INCLUDED IN THE SALE:

Twenty-six (26) parcels of real estate, including improvements, located in the City of Erie, County of Erie and Commonwealth of Pennsylvania, described by the following Index Numbers of record in Erie County, which parcels of real estate and improvements are included in the Sale:

(15)2013-114	(15)2008-200	(15)2008-100
(15)2013-115	(15)2004-201	(15)2008-101
(15)2013-300	(15)2004-202	(15)2008-102
(15)2013-301	(15)2008-226	(15)2008-203
(15)2013-302	(15)2008-227	(15)2008-214
(15)2013-305	(15)2008-228	(15)2008-215
(15)2013-311	(15)2008-211	(15)2008-201
(15)2013-312	(15)2008-212	(15)2008-202
(15)2013-314		(15)2008-213

B. BUSINESS PERSONAL PROPERTY INCLUDED IN THE SALE:

The personal property in the sale includes (1) the leasehold improvements; (2) the underground geo-thermal heat exchange wells located under the parking lot at East 13th Street and Holland; (3) the furniture owned by the Debtor which is located with certain tenants, as more fully described on Schedule 1 hereto; (4) the equipment owned by the Debtor which is located with certain tenants, including maintenance equipment, appliances and restaurant equipment, as more fully described on Schedule 2 hereto; (5) the Debtor's interest, if any, in the trade name

“Lovell Place”; (6) certain leases and executory contracts as more specifically set forth on Exhibit B to the Asset Purchase Agreement; and, (7) the construction inventory, as more fully described on Schedule 3 hereto.

C. ASSETS EXCLUDED FROM THE SALE:

The Debtor’s assets which are excluded from the Sale are: (1) cash and cash equivalents, except that the Debtor’s possessory and fiduciary rights in the residential security deposits shall be included in the Sale; (2) the commercial lease between the Debtor as the landlord and Miller Brothers Garden Center, Inc. as the tenant; (3) the Debtor’s ownership interest in the parcels of real estate and improvements leased to Miller Brothers Garden Center, Inc. (Erie Court Index Numbers (15) 2009-201 and (15) 2014-301); and, (4) the Debtor’s interest in the related condemnation proceeding brought against those two parcels of real estate and improvements by the Erie Metropolitan Transit Authority, including but not limited to the proceeds payable to the property owner therein.

SCHEDULE 1 TO EXHIBIT A

Lovell Place Furniture Inventory

Labor & Industry (Office of Vocational Rehabilitation. Unemployment Compensation Referee)

Quantity	Description
16	Clerical Cubicles
20	Counselor Workstations
2	District Administrator Units
3	Supervisor Workstations

Perseus House – Please note, much of the Perseus House furniture has been disassembled by the Tenant and placed in storage.

Quantity	Description
30	8x6 Workstations
21	8x8 Workstations
13	4x3 Workstations
1	Counter Desk Combo

SCHEDULE 2 TO EXHIBIT A

Lovell Place Restaurant Equipment List

Quantity	Description
2	Wells#4-C Toaster
2	Perlick #TS24CH Ice Chest
2	Perlick #TS 12BLW Blender Station
2	Perlick #TS18 Drainboard 18"
1	Perlick #TS53C 5'Sink w/3-Tanks
1	Perlick 90D Inner Corner Section
1	Perlick 7055-93 48" Storage Cabinet
2	Perlick #8430 Mug Froster
1	Perlick #DS3KP 3-Keg Direct Draw
50	Chef Special Ties #01850 Combo Mill
1	Hobart #HOB15-1 Scale w/chart
1	Jordan Supply #QY 1305 Ice Machine w/bin and filter assy.
1	Vulcan Combi/steamer oven spray hose stand w/ext.
	Warranty, filter
1	Deerfield #204 ice binwater station
1	Hobart #C44A Warewasher
1	Perlick Back Bar 4-door #C5079SCC
1	Hatco #C-39-CUS-LEG Compact Booster
4	Eagle 24x30 Epoxy Wire Shelf
4	Eagle Post 1"x74"
4	Eagle Post 1"x74"
24	Eagle Post 1"x74"

24	Eagle Epoxy 24 x48 Shelves
1	Eagle #T3072SEB Work Table w/sink
1	Eagle #300720 Lever Drain for Above
1	Eagle #T3084SEB Work table w/ sink
1	Eagle 18x72 Chrome Plate Wire Shelf
2	Eagle wall bracket 18" chrome
1	Eagle #UT3048SEB Table
2	Eagle Casters w/break
2	Eagle 4" Casters
1	Eagle 18 x72 Chrome Wire Shelves
2	Eagle Wall bracket 18" chrome
1	Eagle #T3048SEB Table 4" Backsplash
1	Eagle #501572 Drawer
1	Eagle 18 x72 Chrome Wire Shelves
2	Eagle Wall bracket 18" chrome
8	Epoxy post 1"x 74"
8	Eagle 24 x 42 Epoxy wire shelves
8	Eagle Epoxy post 1" x 74"
8	Eagle Epoxy wire Shelves 24x36
4	Eagle Posts 1"x 74"
4	Eagle 3048SEB Table w/drawer
4	Eagle 18 x60 Epoxy wire shelves
1	Advanced Tabco #-PS-85 S.S Hand Sink
1	Perlick #TSD24 Drainboard
1	Vulcan SG\$C/4D Double Stack Convection oven w/roast-n-hold w/casters

- 2 Vulcan #GH%\$C Natural Gas Range w/casters w/back guards w/ casters
- 1 Vulcan #SAR34B Salamander
- 1 Vulcan #GHCB Charbroiler w/splashguard w/ casters w/ regulator
- 2 Vulcan #GH56C Natural Gas Range w/4 additional racks w/ rear gas connect w/ back w/ regulators
- 1 Vulcan #TK-35 Fryer w/S.S./ tank w/S/ front
- 1 Tafco Custom walk in refridge #22644
- 4 Avtec #DC 1503-C4 Connectors
- 1 Durst Charges
- 1 2/1 PC Excel Aluminum M check minder-48"
- 1 1/1 PC Excel Aluminum M check minder-36"
- 2 1/PC Eagle S.S. work table w/undershelf 30x60
- 1 Eagle Work Table w/drawer and casters
- 1 T&S Wall Bracket/ 18" swing nozzle/adapter/ nozzle double joint/T&S part
- 1 AIS Install speed/ ticket rail/ drain line on sink hardware on draft system shelves on cooler drawer on table
- 1 Start-up victory cooler/sealed dishwasher
- 1 Victory Single door fridge w/ casters ext. thermometer extra shelves
- 4 Eagle #501572 Eagle Drawers
- 1 MSPaul 2-COM. Prep sink, faucet, Lever drains, overflows, undershelf
- 1 MCPaul Clean dishtable w/3 comp, sink drains, faucets, overflows, overshelf, electric pot washer
- 1 MC Paul dish table all stainless
- 1 A.I.S. Mounted Racket/install shelves
- 1 A.I.S. Traulsen Unit Test/install caste
- 1 A.I.S. Delfield Shelves

SCHEDULE 3 TO EXHIBIT A

INVENTORY

3RD FLOOR GARAGE IN GATED PARKING

Four door Bi-fold units

Size-6' x 8'

Color-Teak

Qty-21

Bathroom cabinets with mirror

Size-wall opening 14 ½x 18 ¼ x 3 ½

Overall-Size 16" x22"

Color Stainless steel and white

Qty.-11

Four door Bi-fold units

Size- 4' x6 x11 ¾"

Color-Teak

Qty-36

Adjustable Closet Shelves

Size-48"

Qty.-0

Color-White

Wood Interior Doors

Size-31¾ z 79¼

Color-Teak

Qty. – 70

Size-36"

Qty.-0

Color-White

Size-29¾ x 83¼

Color-Teak

Qty-46

Stainless steel shower curtain rods

Size- 5''' long

Qty-24

Interior Louver Doors

Size 83" x 31¾

Qty. -12

Mirrors

Size- 6x 8'4"

Qty. -2

4TH FLOOR

Lumber

Size-2" x 8" x 8'

Qty. -4

Tub Enclosures

Size- 73" H x5'W

Color-White

Size 2" x12" x 16"

Qty. -5

Entrance Doors

Size-35¾" x 83¼ " Listed fire

Size 2" x12"x12'
Qty.- 26

Size- 1" x 6"x 16" tongue and groove
Qty. – 16

**Commercial Ground Fault
Wall receptacle, 20 Amp 125 volt
Color-White
Color-White
Qty. 7 pcs.**

**Wall Plate for duplex wall outlet
Color-White
Qty. – 30 cases of 25, 20 cases of 100**

**Polished Chrome 30/50 amp.
Round wall receptacle cover
Qty. 5 cases of 10**

**Heavy duty safety switch for 240
Volts, 2 pole 60 amps
Requires 2 fuses
Qty.- 4**

**Heavy duty safety switch for 30 amp
600 Volts, 3 pole non fusible , rainproof
Qty. -1**

**Smoke detector, wire in with battery
Back up, 120volt AC
Color- White
Qty.-0**

**Photo electric smoke detector with
Piezo and 177 cd strobe 120 volt for on
the wall
Qty. -7**

door (Rating $\frac{3}{4}$ of an hour)
Qty. -30

**4 door Bi-fold unit
Size-4' x 6'8"
Color- Teak
Qty-59**

**Conduit Coupling for $\frac{3}{4}$ "
conduit
Qty. 3 cases of 250, 5 cases of 25**

**Conduit couplings for 2 $\frac{1}{2}$ " conduit
Qty. 2 cases of 12**

**Hangers with Bolts for 2 $\frac{1}{2}$ "
conduit
Qty.-0**

**2 Screw cable connectors for 1 $\frac{1}{4}$ "
conduit
Qty. 1 case of 10**

**Conduit couplings for 4" conduit
Qty. -1 case of 6**

**3/8" Duplex connector clamp type
Qty. -1 case of 25**

**Conduit coupling for 2" conduit
Qty. -0**

Fire alarm box, pull down type

Qty. -6

**System sensor smoke detector plug
in detector base**

Qty.- 13

Conduit

$\frac{3}{4}$ " x 10' qty. 0

1" x 10' qty. 0

$1\frac{1}{4}$ " x 10' qty. 0

2 door bifold unit

Size 2' x 85 $\frac{3}{8}$ "

Qty. 12

Color- Teak

2 door bifold unit

Size 3' x 6'8"

Color- Teak

Qty. 1

4 door bifold unit

Size 5' x 6'8"

Color- Teak

Qty. 0

Interior Louver Doors

Size-83 $\frac{1}{4}$ x 31 $\frac{3}{4}$

Color- Teak

Qty. 10

$\frac{1}{2}$ " liquid tight connector

Qty. -0

**1 hole rigid strap hanger for
4" conduit**

Qty.- 2 cases of 5

4" outlet boxes steel

Qty. 0

4" outlet box covers steel

Qty. 2 cases of 25

25 maximum circuit breaker

Qty. 1

Alcan cable 1/0-1/0-1/0-4 type

3 #1 wires with #4

ground (aluminum)

3 rolls of 1,000ft.

1 roll of 320 ft.

Wall sconces

Qty. 0

Siemens electrical box

125 amp 21 inch spaces,

20 circuit maximum

single phase, 3 wire 120/240v

Qty. 23

Heat pumps(Climate Master)

208/230v., 1 phase VS036-model#
Blower motor ½ horse Compressor
RLA 15.5 Maximum circuit breaker 35
Qty. 4

208/230v., 1 phase 60 HzVS019 model#
Blower motor 1/8 horse Compressor
8.0 RLA Maximum circuit breaker 15
Qty. 18

208/230v., 1 phase VS024 model#
Blower motor 1/4 horse Compressor
8.7 RLA = compressor motor
20 maximum circuit breaker
Qty. 3

208/230v., 1 phase VS030 model#
Blower motor 1/4 horse 11.2 RLA
compressor motor
20 maximum circuit breaker
Qty. 3

3" Galvanized pipe for duct work
10" sections qty.13 pcs.
3' sections qty. 0
3" sections qty. 2 cases
of 60 each.

8" Flexible air duct material
32'
Qty. 0

Steel exterior door frames for 36 inch door

36 inch door
9 right

Steel exterior door frames for 30 inch door

76 right
83 left
Qty 159

Duct Work

Round metal duct work
13 sections of 16 inch
diameter x 10 ft. long
3 metal elbows
7 metal T's
Various reducers
Qty. 7

Non opening windows 27" x 27"

Qty. 25

Hubless pipe material

4" x 10' qty.-8
3" x 10' qty. 11

Honeywell heat/coll thermostat

white
Qty. 0

GARAGE IN GATED PARKING

Nutone Fan Light 70 CFM
Exhaust fan bathroom use
Color-White
Uses 4" duct work
Qty. 0

Commercial light switch for 3 way
Light, 20 amp. 120-277 VAC
Color- white
Qty. 13 cases of 10

Commercial light switch for single pole
Light, 20 amp. 120-277 VAC
20 amp. 125 volts.
Color White
Qty 9 cases of 10

Wall plate for single gang light switch
Color- White
Qty. 3 cases of 25

Wall plate for three gang light switch
Color- White
Qty- 1 case of 10.

Metal Studs

1"x4"x8'	qty-12
1"x4"x10'	qty-32
1"x4"x20'	qty-9
1"x6"x10'	qty-34
1"x6"x14'	qty-20
2"x4"x8'	qty-34
2"x4"x12'	qty-28
2"x8"x10'	qty-23
2"x4"x10'	qty-6

Commercial duplex wall receptacle
for side wiring oly, 2 pole 3 wire
grounding, 20.amp. 125 volts
Color-white
Qty. 11 cases of 10

Commercial Duplex wall receptacle
for back and side wiring, 20 amp. 125 volts.
Color-White
Qty. 0

Commercial Duplex wall receptacle
for back and side wiring, and quick wiring
2 pole 3 wire grounding 15 amp, 125 volts
Color White
Qty. 0

Commercial Duplex wall receptacle side
wired, 2 pole 3 wire grounding 15 amp 125
volts.
Color- Orange
Qty. 1 case of 10

Galvanized steel covers for 3
gang outlet boxes
Qty 5 cases of ea.

Galvanized steel box mounting
bracket
Qty 2 cases of 50 ea.

Metal stud bushings for 1 11/32" hole

2"x4"x12' qty-80
2"x4"x16' qty-16
2"x12"x14' qty-4

Qty 2 cases of 1,000 ea.

**Cover plate mounting bracket for
Mounting communications cover plates**

Qty 4 cases of 50 ea.

**Galvanized steel outlet boxes
With MS bracket for armored cable**
Qty 37 cases of 25 ea.

1 case .5 amp Siemens circuit breakers
Qty 0

**Galvanized steel outlet boxes
With covers approx. 200 pcs**

Qty 0

Box support bracket 6" metal studs
Qty 9 cases of 25 ea.

Galvanized steel three gang boxes
1 5/8" deep, 1/2"+3/4" KO
Qty 0

**Snap in plastic bushings for elec. Box
knockout 0 cases 100 per case**

Galvanized steel outlet boxes
4" square 2 1/8" deep
Qty 0

Owens Corning 3/4x1
fiberglass pipe insulation
0 cases 56 pcs per case (4' long)

Galvanized steel covers
4-4" square outlet boxes
Qty 13 cases of 50 ea

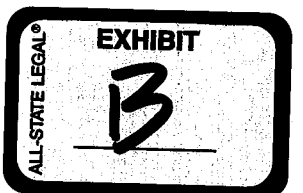
Vent register covers fit openings below

Galvanized steel covers for 4" square
Outlet boxes 5/8" high
Qty 11 cases of 25 ea

8x6 0 pcs
10x6 28 pcs
12x8 1 pc
14x6 3 pcs
14x8 2 pcs
16x8 2 pcs
18x6 0 pcs
16x14 6 pcs
24x24 3 pcs

Lovell Place Limited Partnership
Property Tax Balances as of 11/08/10

Index Number	Location	2006	2007	2008	2009	2010	Total
15 02.0 008.0 100.00	1303 French St 68646 Sq ft *	22,026.27	80,352.67	75,147.28	69,861.90	47,928.81	295,316.93
15 02.0 008.0 101.00	E 14 St 50744 sq ft	29,811.40	144,748.84	135,371.92	125,846.02	85,964.06	521,742.24
15 02.0 008.0 102.00	153 55 E 13 st 258,29x270.26IR *	34,030.15	144,749.30	135,372.36	125,846.42	85,964.06	525,962.29
15 02.0 008.0 200.00	WS Holland ST 52.25 x 121.5 *		1,177.66	1,144.95	1,070.19	860.77	4,253.57
15 02.0 008.0 201.00	1224 Holland 26.25 x 121.5 *		648.69	609.15	572.11	432.12	2,262.07
15 02.0 008.0 202.00	WS Holland St 26.25 x 121.5 *		629.60	609.15	572.11	432.12	2,242.98
15 02.0 008.0 203.00	1216 18 Holland St 35x121.5 *		810.76	786.30	736.79	573.84	2,907.69
15 02.0 008.0 226.00	106 E 13 St 43.33 x 45		293.26	280.73	266.83	169.40	1,010.22
15 02.0 008.0 227.00	NS E 13 bet French ET Holland *		5,773.82	5,405.51	5,030.76	4,269.24	20,479.33
15 02.0 008.0 228.00	152 E 13 St 30 x 140 *		806.34	781.97	732.77	570.39	2,891.47
15 02.0 008.0 214.00	Tracy Sub LT34 PT33 40 x 140 *		1,411.89	1,373.95	1,283.08	1,043.97	5,112.89
15 02.0 008.0 215.00	131 E 12 St 30 x 140 *		1,093.73	1,062.85	993.88	795.08	3,945.54
15 02.0 004.0 201.00	WS French St bet 14 & 16 St		2,439.60	2,290.01	2,134.62	1,776.83	8,641.06
15 02.0 004.0 202.00	French St 70 x 145		2,295.85	2,156.08	2,010.12	1,669.68	8,131.73
15 02.0 008.0 211.00	143 E 12 St 40 x 140		877.14	851.11	797.06	625.70	3,151.01
15 02.0 008.0 212.00	141 E 12 St 40 x 140		877.14	851.11	797.06	625.70	3,151.01
15 02.0 008.0 213.00	139 E 12 St 40 x 140		877.14	851.11	797.06	625.70	3,151.01
15 02.0 013.0 114.00	Bet 13 & 14 on Div 33.5 x 150		105.77	99.26	98.14	24.21	327.38
15 02.0 013.0 115.00	NE cor Division St et E 14 st		368.70	354.20	335.11	228.15	1,286.16
15 02.0 013.0 300.00	Holland St IRR *		2,070.87	1,948.42	1,789.19	1,479.54	7,288.02
15 02.0 013.0 301.00	Division Street						0.00
15 02.0 013.0 302.00	1312 Division St 45 x 75		377.59	362.85	343.16	235.07	1,318.67
15 02.0 013.0 305.00	219 E 13 St 41.25 x 135		598.65	578.89	543.99	407.91	2,129.44
15 02.0 013.0 311.00	E S Holland St 1300 Blk 47x101 *		492.56	475.18	447.59	324.95	1,740.28
15 02.0 013.0 312.00	E 14 St 48.6 x 67.5 *		355.38	341.23	323.05	217.79	1,237.45
15 02.0 013.0 314.00	Holland St 33.75 x 200 *		660.52	639.37	600.21	456.31	2,356.41



Lovell Place Limited Partnership
Property Tax Balances as of 11/08/10

Index Number	Location	2006	2007	2008	2009	2010	Total
15 02.0 014.0 301.00	201 E 14 St 179.82 x 63.31 IR		4,172.90	3,919.06	3,648.98	3,080.08	14,821.02
15 02.0 009.0 201.00	SS of W 14 et Holland St		788.69	846.79	793.02	622.24	3,050.74
		85,867.82	399,855.06	374,510.79	348,271.22	241,403.72	1,449,908.61
Penalty		24,140.37					
		85,867.82	399,855.06	374,510.79	348,271.22	265,544.09	1,449,908.61